

Dollars and Sense

Show Me the Brownfields Money!



Get It When You Can.

Show Me **WHO** Has Brownfield Money



WI Department of Commerce



WI Dept. of Natural Resources



US Environmental Protection Agency

Show Me a *Free* Best Seller



What's In the Financial Resource Guide?

Quick Reference Chart: Financial Programs Organized by Eligible Expenses

	GRANTS & granting agencies	PLANNING FOR CLEANUP & REDEVELOPMENT	ACQUISITION OF PROPERTY	PHASE I & II ENVIRONMENTAL ASSESSMENT	UNDERGROUND STORAGE TANK REMOVAL (criteria vary)	ENVIRONMENTAL SITE INVESTIGATION	DEMOLITION (eligibility criteria vary)	ENVIRONMENTAL CLEANUP	REDEVELOPMENT OF THE PROPERTY (criteria vary)	ASBESTOS ABATEMENT (criteria vary)
Pg. 8	Blight Elim. & Brownfield Redevelopment (BEBR) Grants WI Dept. of Commerce	\$	\$	\$	\$	\$	\$	\$	\$	\$
9	Brownfield Economic Development Initiative (BEDI) Grants US HUD	\$	\$	\$	\$	\$	\$	\$	\$	\$
10	Brownfield Green Space and Public Facilities Grants WI Dept. of Natural Resources							\$		
11	Brownfield Site Assessment Grants (SAG) WI Dept. of Natural Resources			\$	\$	\$	\$			\$
12	Community Development Block Grants (large cities) US HUD	\$	\$	\$	\$	\$	\$	\$	\$	\$
13	Coastal Management Grants WI Dept. of Administration	\$	\$				\$	\$	\$	
14	Federal Brownfield Assessment Grants US EPA	\$		\$	\$	\$				\$
15	Federal Brownfield Site Cleanup Grants US EPA				\$		\$	\$		\$
16	Federal Brownfield Revolving Loan Fund (RLF) Grants US EPA				\$		\$	\$		\$
17	Local Transportation Enhancement (TE) Grants WI Dept. of Transportation		\$						\$	
18	Ready for Reuse Revolving Loan Fund - Grants WI Dept. of Natural Resources				\$		\$	\$		\$
19	Stewardship Grants WI Dept. of Natural Resources		\$						\$	
20	Transportation Economic Assistance (TEA) Grants WI Dept. of Transportation		\$	\$	\$	\$	\$	\$	\$	\$

Show Me **My** Options

Need Help with **Your** Contaminated Properties?

Ask for a **Green Team** Meeting

- Brownfield Financing Options
- Liability Relief Options

DNR – Laurie Egre @ 608-267-7560

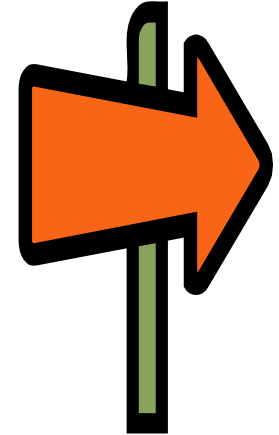
OR your DNR regional contact

Commerce – Jason Scott @ 608-261-7714



Show Us Where You're Going

**Your End Use Helps You
Decide Which Funds to Seek**



Commerce BEBR

- Economic redevelopment can be demonstrated

DNR Green Space & Public Facilities Grants

- Parks, recreation areas, libraries, etc.

Coastal Management Grants

- Natural & historic areas on Great Lakes Coasts

Show Me Some Flexibility

(Because we don't KNOW
where we're going yet.)



Sometimes All You Need is Brownfields:

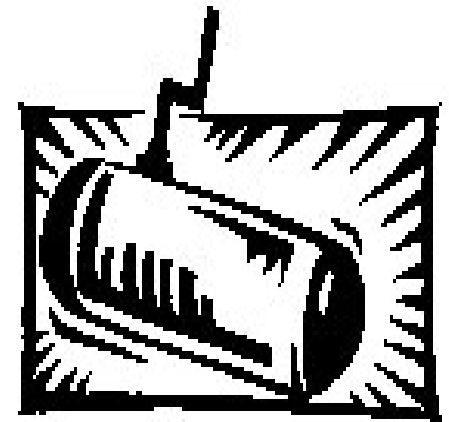
DNR Site Assessment Grants

EPA Assessment Grants

Show Me an Easy Way to Get Started

DNR Site Assessment Grants

- Known or ***SUSPECTED*** Contamination
- Demolition
- Tank & Container Removal
- Phase I & II Assessment
- Site Investigation



Show Me the **BIG** Money!

Commerce - Blight Elimination & Brownfield Redevelopment Grants (BEBR)

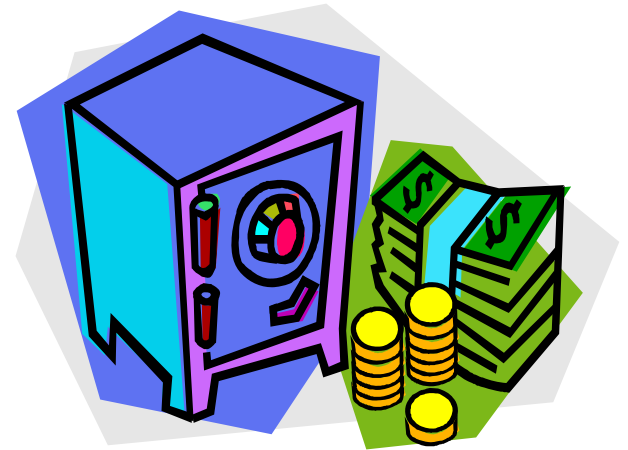
- Up to \$1.25 Million

US EPA

- \$200,000 for grants
- \$ 1 million for Loan Funds

DNR – Ready for Reuse Loans

- \$200,000 for grants
- No limit on loan size



Show Me How Loans are Worth It

How About No Interest Payments!

- DNR Ready for Reuse Loans
- DNR Land Recycling Loans
- EPA Grants to Establish Revolving Loan Funds — Set your own interest rate



Show Me Some Other Deadlines

Fall is the Time for most Grant Applications



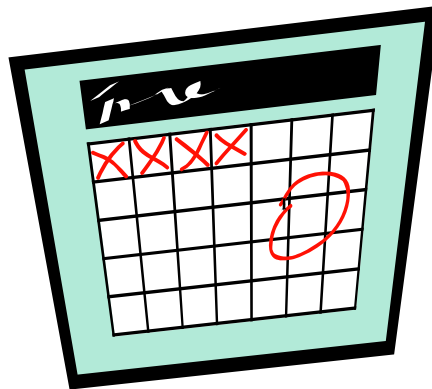
- DNR Site Assessment Grants – **Nov. 1**
- Coastal Management Grants – **Nov. 3**
- EPA Grants – **Nov. or Dec.**
- Land Recycling Loans – **Dec. 31**
(letter of intent to apply)



Show Me **NO DEADLINES**

Cool Options – No Deadlines!

- Commerce BEBR Grants
- DNR Ready for Reuse Grants & Loans
- Transportation Economic Assistance Grants



Show Me Who to Contact

Commerce

Jason Scott – 608-261-7714

EPA

Joe Dufficy – 312-886-1960

DNR

Laurie Egre – 608-267-7560

West Allis

John Stibal – 414-302-8462

WI Department of Commerce

Blight Elimination & Brownfield Redevelopment Grants



Blight Elimination & Brownfield Redevelopment Grants



What's Best About These Grants?

- Open Application Process
- Provides \$7,500,000 each year
- Average Grant approximately \$225,000
- Both communities and businesses are eligible recipients
- Eligible activities beyond environmental costs

Blight Elimination & Brownfield Redevelopment Grants

What Types of Projects are Funded?

- 60% Commercial, Residential or Mix
- 30% Industrial
- 10% Other

Each project must demonstrate that the redevelopment has a positive economic impact to the community.

Blight Elimination & Brownfield Redevelopment Grants

Funding Sources:

- \$7,000,000 of state brownfield funds
 - Available to communities and businesses
 - \$1.25M maximum grant
 - Phase I and II Site Assessment Required
 - 7 small community (<30,000 in pop.) requirement
- \$500,000 of federal CDBG funds
 - Available to communities < 50,000 in pop.
 - Made available for blight elimination

Blight Elimination & Brownfield Redevelopment Grants

What Factors are Taken Under Consideration?

- Economic Impact
 - Impact to the community
 - Overall Investment
 - Investment in Eligible Costs
 - Job creation
- Environmental Impact
 - Degree of contamination / cost of clean up

Blight Elimination & Brownfield Redevelopment Grants

What Projects Typically Don't Receive Funding?

- A financially viable causer still exists
- The economic outcomes are uncertain
- The environmental or blight removal costs are significantly less than the grant requested
- The environmental concern is limited to asbestos or geotechnical reasons only
- Financing commitments have not been obtained, or the “gap” is a “chasm”

OK, Show Me More

US EPA Grant Options

- Assessment Grants
- Cleanup Grants
- Revolving Loan Fund Grants



US EPA Brownfield Grants

What's Best about These Grants?

- Up to \$350K per site for ***assessment*** (*).
- Up to \$200K per site for eligible entities, including not-for-profits, for ***clean up***
- Up to \$200K for ***job training*** to eligible entities.
- Up to \$1M per entity for ***revolving loan fund*** (RLF) cleanup program.

US EPA Brownfield Grants

Common Problems to Avoid

(*) Do not apply for site-specific funding for assessments—unless you have only one big site.

Do not apply for cleanup grants unless you know what's there—and can get title by cut off date.

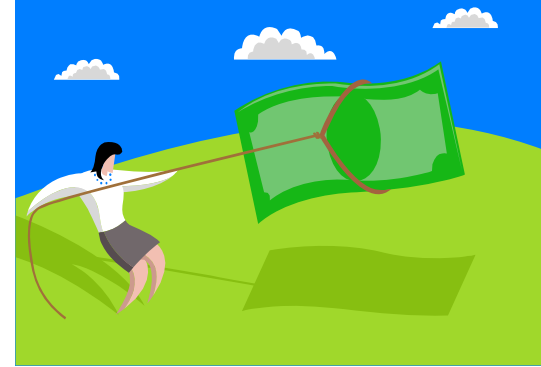
RLF grants work best with larger communities—or coalitions.

Money can not go to entity who caused the contamination

Please spend the money.

Show Me Some Examples

Does this Really Work?



EPA Grant Recipients

- Ashwaubenon
- Delavan
- Glendale
- Kenosha
- Town of Madison
- Marinette
- Milwaukee
- Wausau
- Milwaukee County
- NW Regional Planning Commission
- Oshkosh
- Racine
- St. Croix Chippewa
- West Allis
- WI DNR

EPA Grant Logistics

Cleanup and RLF Grants require 20% match

Do not apply for match waiver—even though you can

All Funding is available for Petroleum and Hazardous Substance projects—requires separate applications. WDNR makes Petroleum eligibility determinations. EPA makes Hazardous Substance eligibility determinations.

Cleanup and RLF money may be used for asbestos, lead-based paint and mold remediation. Demolition is also allowed as long as it is part of an environmental response.

What are my Chances?

FY2007 Appropriations budget? Competitive funding \$80-100 million.

EPA anticipates award of approximately 250 grants nationwide.

Last year's successful proposals included –

- Illinois – 14
- Indiana – 9
- Michigan -32
- Minnesota -7
- Ohio -13
- **Wisconsin – 9**
- Total - 84

Grant Types

Assessment - 57

Cleanup – 21

RLF - 6

\$30 million

Region 5 received 270 of 700 proposals nationwide in 2006.

Does the Money Work?

St. Paul Port Authority, MN



Does the Money Work?

Milwaukee Community Service Corps



Does the Money Work?

Mason Run, Monroe, MI



Does the Money Work?

Milwaukee, WI



Does the Money Work?

LaPorte, IN



Does the Money Work?

Sterling, IL



Now Show Me Something from DNR

DNR Site Assessment Grant

- Original idea from first Brownfields Study Group (1998)
- Total Requests:
 - 519 grants, \$20.3 million
- Total Awards:
 - 307 grants, \$9.9 million



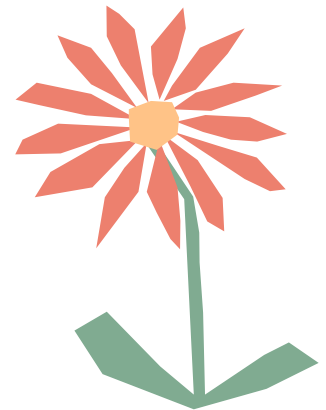
Program Philosophy

- “Jump start” work on brownfields
- Get sites ready for redevelopment
- Lead to other state and federal grants, or private development



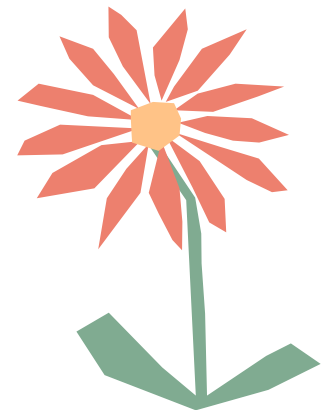
SAG Basics

- \$1.7 million for Round 8 (2006-07)
- 2 grant sizes
 - small: \$2,000 - \$30,000 (60%)
 - large: \$30,001 - \$100,000 (40%)
- Match of at least 20% is required
 - can be any of the eligible activities



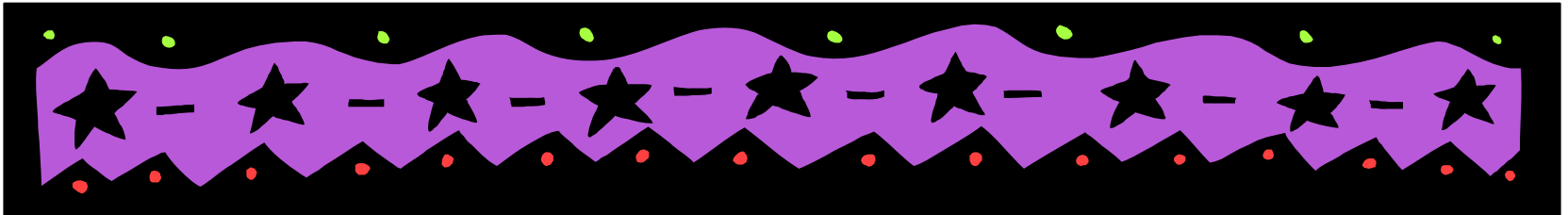
Eligible Applicants

- Local Governments
 - a city, village, town, county, redevelopment authority, community development authority, housing authority or tribe
 - do not need to own property
 - must have access



Eligibility

- Property must meet state definition of a brownfield
 - an abandoned, idle or underused industrial or commercial facility or site, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination



Eligible Activities

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Site Investigations
- Demolition
- Asbestos removal associated with demolition
- Removal of abandoned containers
- Removal of Underground Storage Tanks (USTs)

Helpful Hints - Eligibility

- No property that was solely residential, agriculture, or municipal
- Environmental contamination = hazardous substance in environment (air, land, water, etc.)
 - facility with lead pipes, lead paint or asbestos in building not eligible
- If there is not confirmed contamination, present solid specific case as to why contamination is likely to be present

Helpful Hints - Eligibility

- Person or business who caused the contamination must be unknown, unable to be located or unable to pay for the cost of the eligible activities
 - If there is an existing business, make a significant effort to show that their operations did not cause any environmental pollution on the property
- Document the conclusion you reach

Helpful Hints

- Determine what activities need to be performed
- Obtain cost estimates for activities from a qualified professional
- Get access and/or ownership
- Collect information on the history of the site and cause of contamination
- Budget for match
- Prepare and approve a **municipal resolution** in support of the project

What's Best?

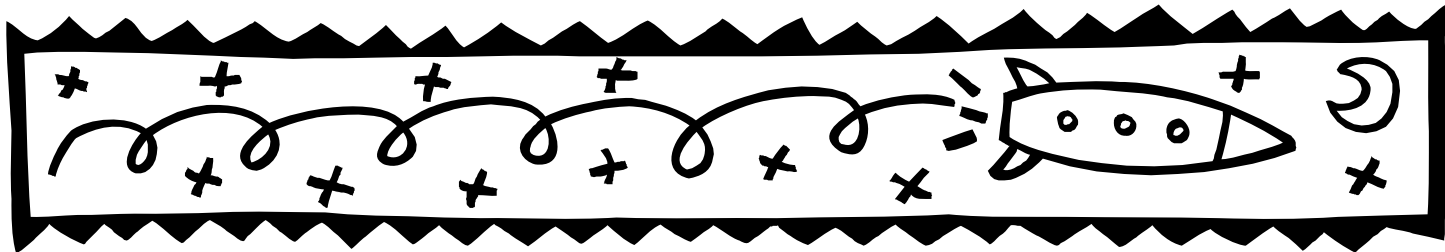
- You can apply right now
- Reasonable paperwork
- Don't need to own the property
- Don't need contaminant data
- Can assess for contamination, demolish buildings, remove tanks
- One-time bonus points
- Large number of grants each year

Common Problems to Avoid

- A viable responsible party (causer)
- No commercial or industrial history (e.g. schools)
- Lead paint, asbestos or other problems are in a building, not in soil or groundwater

Common Problems to Avoid

- Unable to secure access to the property
- Not prepared to carry out the project
- Lack of time to execute municipal resolution



SAG Timeline

- Applications Due November 1, 2006
- Grant awards made by end of February, 2007
- Grant period = 1 year (possible 1 year extension)
- Applications and instructions are on our web site
 - dnr.wi.gov/org/aw/rr

Call Us

- Contact us early with potential project ideas:
 - Michael Prager (608-261-4927)
 - Dan Kolberg (608-267-7500)
 - Regional Land Recycling Team Contacts
 - dnr.wi.gov/org/aw/rr/rbrownfields/sag.htm#contacts
 - listed in application

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More from DNR

Ready for Reuse Grants & Loans



Ready for Reuse Grant & Loan Program

- DNR received about \$4 million from an EPA Revolving Loan Fund
- More cleanup funds for sites in Wisconsin
- Provide short term financing for hard-to-finance sites (bridge loan)

Basics

- Funds can be used for CLEANUP
 - contamination from hazardous substances
 - petroleum contamination (that is not eligible for PECFA reimbursement)
- EPA Requirements
 - community relations process
 - federal terms and conditions

Loans

- 60% of total funding
- 0% interest
- Amounts limited by available funding
- Consider applying for at least \$250,000
- Match: minimum of 22%
- Up to 23 years to repay

Grants

- 40% of total funding
- Maximum of \$200,000
- LGU must own the site
- Match: minimum of 22%



Eligible Applicants

- Must be a local government unit or tribal authority
 - Partner with private parties
- Local government must not have caused the contamination or have liability under CERCLA
- Current property owner must not have cause the contamination or have liability under CERCLA

Eligibility

- Must meet federal definition of a brownfield
 - “real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substances, pollutant or contaminant”
- Not on Superfund NPL
- Other federal criteria

Eligibility – Hazardous Substance Funds

- A site will be eligible depending on date of purchase and due diligence performed at that time
- Does not apply to sites with Superfund municipal liability exemption (sites acquired through “involuntary” means such as tax delinquency, condemnation, etc.)

Eligibility – Petroleum Funds

- Site or costs must be ineligible for Commerce's PECFA reimbursement
- Applicant must not have contributed to contamination
- No federal enforcement action under RCRA, Oil Pollution Act (OPA), or use of federal LUST funds

Eligible Activities

- Cleanup Actions
 - Actions associated with removing, mitigating or preventing releases
- Finalizing Remedial Action Plan
- Demolition or Site Preparation
 - only if necessary to access contamination

Eligible Activities

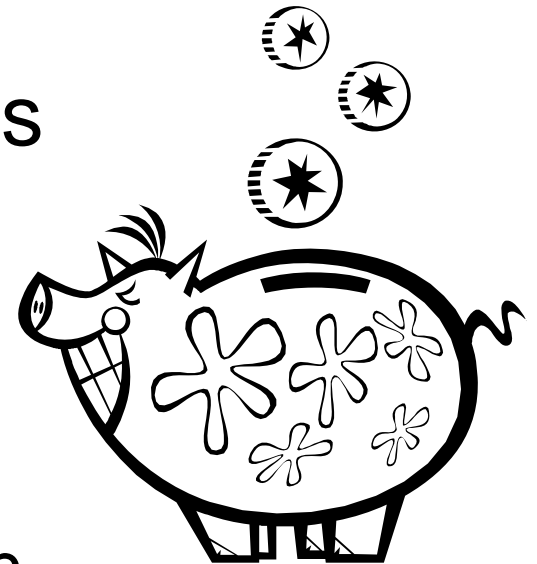
- Site Monitoring
 - only if reasonable and necessary to determine effectiveness of cleanup
- Environmental Consulting Fees
- DNR Fees
- Environmental Insurance Fees
- Public Participation Costs

Ineligible Activities

- Phase I and II Environmental Assessments
- Site Investigation
- Demolition not necessary to conduct cleanup
- Acquisition or relocation costs
- Development costs not associated with RAP
- Public improvements or infrastructure costs
- Legal fees

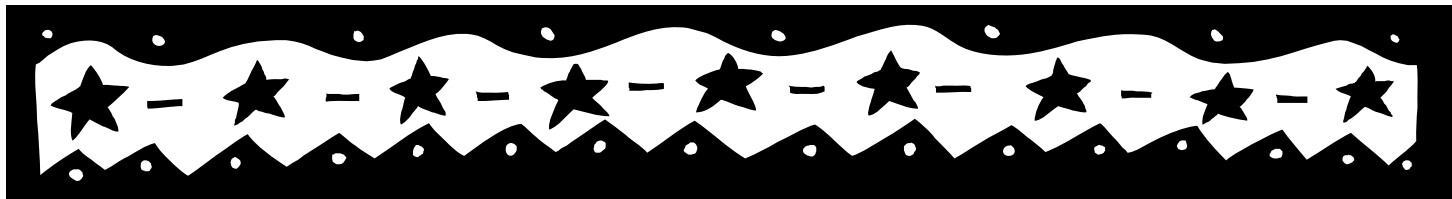
Project Selection Preferences

- Projects that are “Ready to Go”
- Community Need
- Financial Need
- Mix of urban and rural projects
- Other
 - Waterfront location
 - Greenspace
 - Conforms to local land use plan



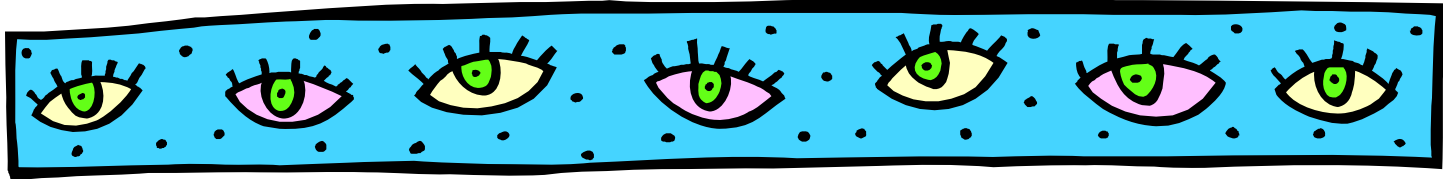
What's Best

- Large sums of money
- 0% interest on loans
- Loans may be used on private property
- Quick turn-around time for applications



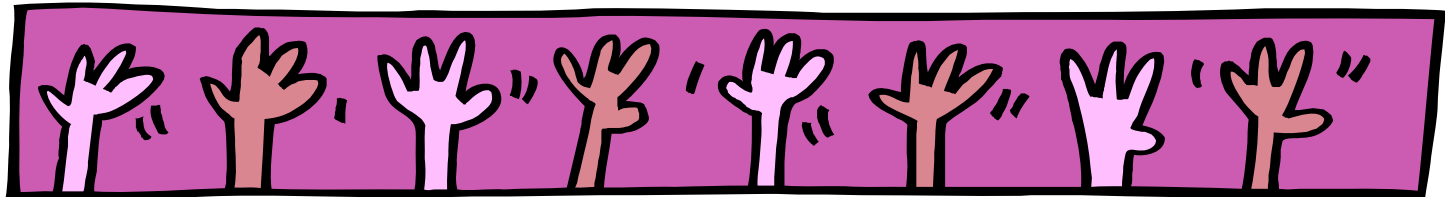
Common Problems

- Not ready for cleanup yet
- Timing and staffing of public relations paperwork
- Loans count against municipal debt
- Federal requirements



How to Apply & Who to Contact

- 2-part application process
- Applications are on-line at:
dnr.wi.gov/org/aw/rr
- No application deadline
- Call Jessica Milz at DNR with potential projects (608-267-6743)



Something Else from DNR

Green Space & Public Facilities Grants

What's Best About these Grants?

- Can still apply
- Don't need to own the property
- Convert eyesores to civic assets
- For public places - don't need to create jobs
- End uses – parks, trails, sports fields, libraries, town halls, village shops, etc.



Green Space & Public Facilities Grants

Common Problems to Avoid:

- Not ready for cleanup, no investigation of contaminants
- Grant is for cleanup, not redevelopment expenses
- Not ready to commit to long-term public use

From DNR & the WI Dept. of Revenue

Environmental Remediation Tax Incremental Districts



What's Best about ER TIDs?

- Not included in 12% limit on equalized value
- TID base value can be zero, potential for big increments
- Non-competitive; community control of process
- Counties & Towns can set up ER TIDs

Environmental Remediation Tax Incremental Districts

Common Problems to Avoid:

- Land is not generating taxes (public owned, non-profit, etc.)
- Development delays or developer falls through
- Poorly planned schedule for TIF certification and cleanup
- Remedial action plan and site investigation not complete and approved

Wisconsin ER TIDs

City of New London, 1999

Village of Weston, 1999

Town of Madison, 1999

City of Sheboygan, 2003

City of Cudahy, 2003

City of Glendale, 2003

City of Berlin, 2003

Waupaca County (for Town of Matteson), 2004

Lincoln County (for Town of Tomahawk), 2005

City of Kiel, 2005

City of Rhineland, 2005

City of Kaukauna, 2005

Town of Brookfield, 2005

City of Sheboygan, 2005

Show Me Some Results!

John Stibal,
Director of Development
City of West Allis



Thank You for Listening

Questions, Answers, Comments?

